

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

JUNE 26, 2002

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

*The Planning Commission
will open this meeting to
continue the public hearing
items to a date certain only.
No testimony will be taken.*

PUBLIC HEARINGS

MONTAROSA SINGLE-FAMILY SUBDIVISION

The proposed development site is generally located on the east side of SW 155th Avenue, south of SW Beard Road and north of SW Weir Road. The development site is addressed as 9800 and 9710 SW 155th Avenue and can be specifically identified as Tax Lots 700, 800, 900 and 901 on Washington County Assessor's Tax Map 1S1-29DC. The affected parcels are zoned Urban Standard Density (R5) and together total approximately 4.9 acres in size.

A. SB2002-0004 (Montarosa Single-Family Subdivision)

(Request for continuance to July 10, 2002)

The applicant requests Preliminary Plat Subdivision approval for the subject site. The proposed subdivision will allow for the creation of 24 individual lots for single-family dwellings (including two existing single-family dwellings), two (2) open space tracts (one (1) for water quality detention), and four (4) public street connections. The Planning Commission will review the applicant's proposed Preliminary Plat Subdivision together with the associated request for Tree Preservation Plan approval (TPP 2002-0001) and Flexible Setback approval (FS 2002-0009) as described herein. In taking action on the proposed Preliminary Plat Subdivision application, the Commission shall base its decision on the approval criteria thereof, listed in Section 40.35.15.3.C. of the Development Code.

B. TPP2002-0001 (Montarosa Single-Family Subdivision Tree Preservation Plan)

(Request for continuance to July 10, 2002)

Associated with the Montarosa Single-Family Subdivision project is a separate request for Tree Preservation Plan (TPP) approval, Case File No. TPP 2002-0001. The proposed application for TPP will affect two existing groves of trees identified by the City's Tree Inventory as Significant Groves G-80 and G-82. The proposed development plan would remove several trees considered part of groves G-80 and G-82 while retaining others. The Planning Commission will review the applicant's tree preservation plan together with the

overall design of the associated development. In taking action on the proposed TPP application, the Commission shall base its decision on the approval criteria thereof, listed in Section 40.75.15.1.C.3. of the Development Code.

C. FS2002-0009 (Montarosa Single-Family Subdivision Flexible Setback)

(Request for continuance to July 10, 2002)

Also associated with the Montarosa Single-Family Subdivision project is a separate request for Flexible Setback (FS) approval for proposed Lot 6, Case File No. FS2002-0009. The proposed Flexible Setback will allow for a reduction to the northern front yard setback from the required 20-foot setback to the proposed 10-foot setback for the existing house to be retained on proposed Lot 6. The Planning Commission will review the applicant's Flexible Setback application together with the overall design of the associated development. In taking action on the proposed FS application, the Commission shall base its decision on the approval criteria thereof, listed in Section 40.15.15.1.C. of the Development Code.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.